



City of Rockville

M E M O R A N D U M

December 8, 2004

TO: City of Rockville Planning Commission

FROM: Scott Parker, AICP, Planner III

VIA: Bob Spalding, AICP, Chief of Planning

SUBJECT: Proposed Zoning Text Amendment TXT2004-00213; To amend Article XIV, Rockville Pike Corridor Area, to create new section 25-710-28. Text Amendment is to facilitate development of the Twinbrook Commons Development. ALSO: Minor Correction to ZTA-27-04 regarding Optional Method of Development in the Rockville Pike Corridor Area.

BACKGROUND

The Zoning Ordinance provides for the Mayor and Council to review new text amendment applications to determine if further consideration of the application is appropriate. Those deemed appropriate are referred to the Planning Commission for review and recommendation (Section 25-143(b)).

The applicants for this text amendment, the Washington Metropolitan Area Transit Administration (WMATA), and the JBG Companies, have also applied for Preliminary Development Plan (PDP) PDP2004-00009, Annexation Petition ANX2004-00136, and MAP2004-00090, all of which are related requests regarding the preliminary plan approval of the Twinbrook Commons development. Twinbrook Commons is a proposed 26-acre development at the site of the Twinbrook Metro station. Currently, the proposal has 16.95 acres within Montgomery County jurisdiction. This is the area that is the subject of the annexation petition. The Map Amendment will change the zoning of the Montgomery County portion upon annexation, change the zoning of the 1.77-acre Suburban Propane parcel (the only part of the development proposal within the City of the east side of the tracks), and re-affirm the RPC zoning of the portion of the development within the City on the west side of the tracks.

ANALYSIS

This text amendment, which is attached for review (Attachment 2), will effectively establish a new section of the Ordinance related to developments in close proximity to the Twinbrook Metro Station.

As previously stated, the applicants are also proposing a PDP for the redevelopment of the site, which will be reviewed currently with this text amendment request.

The following are the relevant highlights of the text amendment:

Application

1. Minimum of ten acres
2. Located within 1,200 feet of a Metro station entrance
3. RPC zone

Process

1. Approval of a Preliminary Development Plan (PDP) for the entire site by the Mayor and Council
2. Subsequent approval of Use Permits for individual phases by the Planning Commission

Preliminary Development Plan Approval

1. PDP indicating uses, densities, heights and general locations of uses and roads
2. Trip Reduction Agreement
3. Twelve-year Adequate Public Facilities validity period

Development Standards

1. Residential and commercial uses required, with a minimum of ten percent ground floor retail
2. Maximum commercial density of 1.0 FAR.
3. Maximum heights for residential structures—170 feet if 300 feet or more from single family detached residential property; otherwise 140 feet
4. Maximum height for commercial structures—170 feet if 300 feet or more from single family detached residential property; otherwise 110 feet.
5. Setbacks from off-site, single family detached residential units—one foot for every three feet of height.

RECOMMENDATION

Staff recommends approval of the text amendment. We believe that the flexibility provided within this new section will create the flexibility needed to create vibrant communities within the Metro station areas.

ADDITIONAL ITEM:

Staff notes that a minor correction is required for Ordinance number 27-04, which amended the section of the Ordinance related to Optional Method approvals. Section 25-710.30(b)(2) should be modified as follows:

“The particular dimensions, grade and orientation of the site, and the location and height of existing and proposed development in the **Town Center Planning Area.**”

To read as:

“The particular dimensions, grade and orientation of the site, and the location and height of existing and proposed development in the **Rockville Pike Corridor Area.**”

/sep

Attachments: 1. Applicant letter
2. Proposed Text Amendment Language